

**3304, 95 Burma Star Road SW  
Calgary, Alberta**

**MLS # A2239265**



**\$409,900**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	708 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 470
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** NA

Welcome home to 95 Burma Star Road SW #3304—your private sanctuary in the heart of Calgary's most dynamic community! Discover contemporary elegance in this executive 2 bedroom + 1 bath residence, perfectly situated in Calgary's coveted Currie Barracks enclave. Showcasing brick and stucco facades with striking modern lines, the building's architectural curb appeal extends into a beautifully landscaped central courtyard and private patio decks. \*Seamless Entertaining\*: Expansive living area anchored by top-rated sound-proof flooring, bathed in natural light, and flowing onto your balcony—ideal for morning coffee or evening cocktails. \*Gourmet European Kitchen\*: Quartz countertops, dazzling backsplash, LED under-cabinet illumination, and premium stainless-steel appliances, including a gas-range cooktop. \*Spa-Inspired Bath & Retreat\*: Spa-like bathroom with a luxurious walk-through closet connecting the grand master suite to the ensuite. \*Premium Touches\*: In-suite laundry, high ceilings, and a tiled heated underground parking stall with private cage-storage locker just in front of your parking. \*Wellness & Recreation\*: Secure bike room, gleaming car-wash bay, and verdant courtyard sitting decks. \*Convenience & Guest Parking\*: numerous underground visitor stalls, plus easy elevator access to your foyer. \*Historic Meets Modern\*: Currie Barracks blends heritage charm with sleek, new-build sophistication—just steps to Mount Royal University's leafy campus and vibrant Officers' Garden. Plus close proximity to Top Rated Schools such as Master's Academy & College, Clear Water Academy, etc. \*World-Class Shopping & Dining\*: Westbrook Mall (5 min drive with LRT access), Marda Loop (7 min drive)—Calgary's premier outdoor dining and

boutique district, Signal Hill Towne Centre (8 min drive)&mdash;over 50 retailers, upscale grocers, and eateries in an open-air village setting. \*Active Outdoors\*: Golf enthusiasts will love nearby Shaganappi Point Golf Course and C-Train access at Shaganappi Point Station, whisking you downtown in minutes. \*Effortless Commute\*: Only 7 minutes Drive to Downtown Calgary via Bow Trail or Easy Access via LRT line&mdash;your gateway to the energy of the city without sacrificing a serene home address. Embrace an elevated urban lifestyle where luxury finishes, thoughtful design, and a world of amenities converge. Call your favorite Realtor today to book a showing!